NEW OWNER:

BRADEN HESTERMANN
5805 DEER ESTATES DRIVE
NASHVILLE, TN 37221

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-0889

Map & Parcel 155-16-0A-137.00 CO

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 646551 DEEDWARR
06/01/2021 08:24:30 AM 4 pgs
Fees: $23.00 Taxes: $2,534.50
20210601-0072638

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Eighty-Five Thousand and 00/100 Dollars ($685,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LOWELL T. GORMAN and JAIMIE R. GORMAN, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **BRADEN HESTERMANN and ALISSA HESTERMANN, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 172, Traceside, Section Five, as shown on the plat of the same of record in Plat Book 9700, Page 269, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to LOWELL T. GORMAN and JAIMIE R. GORMAN, husband and wife, by Warranty Deed from HUGH TALMAGE LEFLER, III and MARY M. LEFLER, husband and wife, dated August 24, 2017, and of record in Instrument No. 20170911-0092825, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **5805 DEER ESTATES DRIVE, NASHVILLE, TN 37221**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 9700, Page 269, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before 30 days from date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 27th day of May, 2021.

LOWELL T. GORMAN

JAIMIE R. GORMAN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LOWELL T. GORMAN and JAIMIE R. GORMAN, husband and wife** , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of May, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$685,000.00.**

Dolana B. Leichner
AFFIANT

Sworn to and subscribed to before me this 27th day of May, 2021.

Sheri Engel
NOTARY PUBLIC

My commission expires: 12-18-2023

SHERI ENGEL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY